



Queen
Anne's
County

DEPARTMENT OF LAND USE, GROWTH
MANAGEMENT & ENVIRONMENT

160 Coursevall Drive
Centreville, MD 21617

County Commissioners:

Eric S. Wargotz, M.D., Commission President
Courtney M. Billups, District 1
Paul L. Gunther, District 2
Gene M. Ransom III, District 3
Carol R. Fordonski, District 4

Telephone Community Planning: (410) 758-1255
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Telephone Permits: (410) 758-4088
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**QUEEN ANNE'S COUNTY PLANNING COMMISSION AGENDA
THURSDAY, NOVEMBER 13, 2008**

8:45 A.M.

PUBLIC COMMENTS

John Laughlin, Sudlersville, opposed to TA #08-25 as there are enough laws and ordinances already to protect rural development. Back-door attempt to take property rights.

Amy Owlsy, Eastern Shore Land Conservancy, in favor of TA #08-25 as it is critical to stave off rural development.

Jay Falstead, Queen Anne's Conservation Association, in favor of TA #08-25 as it will help keep rural areas rural and direct growth to towns.

Mareen Waterman, Business Queen Anne's, opposed to TA #08-25 as it will cause financial ruin to many segments of the population and devalue almost every farm.

Christina Clark, Stevensville, opposed to TA #08-25 as it is cookie cutter downzoning that should be considered through Comprehensive Update that is currently underway.

Neil Jackson, in favor of TA #08-25 in principal but it needs to be made more specific. Similar effort worked in Montgomery County 30 years ago.

Jeff Weese, Chester, opposed to TA #08-25 for the reasons set forth earlier by Mr. Waterman.

MEETING MINUTES REVIEW

Meeting minutes review and approval.

October 9, 2008 – approved as presented.

October 29, 2008 – approved as amended.

EXTENSION REQUESTS

None

UPDATES:

Legislation and Legal Matters – **None.**

Queen Anne's County Comprehensive Plan – State Task Force on Future Growth meeting regularly and have draft recommendation which were provided to Planning Commission. CAC and Topic Committees meeting regularly in Department of Parks and Recreation building near 4-H park in Centreville on Mondays and Thursdays at 6:30 PM.

9:00 A.M.

INFORMATIONAL PRESENTATION

MD Route 18 at MD Route 552 improvements
Department of Public Works
MD State Highway Administration
No action taken.

INFORMATIONAL PRESENTATION

Concept of proposed stand alone Emergency Room and Medical Campus
Route 50/301 at Nesbit Road
University of Maryland Medical Systems
Steve Cohoon, Chief of Land Use and Zoning
No action taken.

COMPREHENSIVE WATER AND SEWER PLAN AMENDMENT

Review of proposed amendment to extend sewer service from the Town of Sudlersville to
Barclay using a denied access line that will run along MD 313
No action taken.

PROJECT REVIEW:

MAJOR SUBDIVISION #01-08-07-0011

George R. Leager
Hollingsworth Road, Sudlersville
Proposes to Reconfigure an Existing Sliding Scale Lot And
Create 2 New Sliding Scale Lots and 2 New Cluster Lots.
Requesting Final Subdivision Approval
Kirby & Associates, Inc.
Frank V. Hall, Senior Land Use Planner
Final Subdivision approval granted.

MAJOR SUBDIVISION #02-08-06-0008-C

Southeast Creek, LLC (The Preserve II)
Bens Point Road, Church Hill
Proposes 1 Additional Lot from Existing Lot #1.
Requesting Final Subdivision Approval
Kirby & Associates, Inc.
Frank V. Hall, Senior Land Use Planner
Final Subdivision approval granted with conditions.

10:15 A.M.

BREAK

10:30 A.M.

MAJOR SITE PLAN #04-08-05-0009

Walgreens Pharmacy
Rt. 18/552, Chester
Proposes a 14,550 sq. ft. pharmacy with drive through
Requesting Site Plan Approval
McCrone, Inc.
Holly A. Tompkins, Senior Land Use Planner
Site Plan approval granted with conditions.

MINOR SUBDIVISION #04-06-06-0004-C

Kingø Ransom (Bozek, Inc.)

Rt. 552, Chester

Proposes 3 cluster lots with open space and remaining lands

Requesting Final Subdivision Approval

McCrone, Inc.

Holly A. Tompkins, Senior Land Use Planner

Final Subdivision approval granted with conditions.

MAJOR SUBDIVISION #04-08-04-0009-C

Kent Island, LLC (Cloisters on Kent Island)

MD Route 8 (Romancoke Road), Stevensville

Proposes 273 Age-restricted Multifamily Units and a 6,912 sq. ft. Community Center.

Requesting Final Subdivision Approval

Lane Engineers, Inc.

Holly A. Tompkins, Senior Land Use Planner

Final Subdivision approval granted with conditions.

LUNCH

12:15 P.M

1:00 P.M.

CHAPTER 18 TEXT AMENDMENTS

• **TA #08-19. Waterfront Village Center (WVC) District**

Article V. District Standards

§ 18:1-26. Waterfront Village Center (WVC) District

Amendments to various sections of the WVC District to implement certain recommendations, goals, and objectives of the Kent Narrows Community Plan adopted in September 2006

Article VII. Supplemental Uses

§ 18:1-53. Temporary Uses

§ 18:1-58. Additional uses and regulations.

To add provisions for banquet facilities, which is proposed as a permitted use in the WVC District; and to add provisions for retail kiosks, which is proposed as an accessory use as part of these Amendments.

Article XIII. Off-Street Parking and Loading

§ 18:1-83. Application of article

To amend the off-street parking and loading requirements to add standards for banquet and conference facilities, nightclubs, amphitheater, maritime convenience stores, live-work units and high dry storage facilities or rackominiums.

Article XVII. Procedures and Standards

§ 18:1-95. Additional standards for specified conditional uses.

To add standards for High Dry Storage Facilities or Rackominiums.

Appendix A: Glossary

§ 18App-1. Definitions

To add definitions of amphitheater; banquet facilities; heritage signs; high dry storage facilities or rackominiums; informational kiosk; live-work unit; maritime convenience store; mixed use; nightclub; retail kiosk; and wayfinding sign.

Katrina L. Tucker, AICP, Senior Community Planner

Favorable recommendation to Queen Anne’s County Commissioner with amendments.

- **TA #08-20 Major Extraction**
 Article XVII. Procedures and Standards
 18:1-95.E. (9). Additional standards for specified conditional uses.
 A text amendment for the purpose of imposing additional standards on Major
 Extraction Operations.
 Chapter 18 App ó 1 öDefinitions.ö
 To clarify the definition of öMajor Extraction and Dredge Disposal Useö.
 Katrina L. Tucker, AICP, Senior Community Planner
**Request extension from Queen Anne’s County Commissioners to allow
 time to obtain additional information.**

2:15 P.M.

BREAK

2:30 P.M.

- **TA #08-25 Rural Preservation and Development Act**
 Article V. District Standards
 §18:1-14. Agricultural (AG) District
 To amend major single-family cluster subdivision as a permitted use.
 §18:1-15. Countryside (CS) District
 To amend major multifamily and major single-family cluster as permitted uses.
 §18:1-16. Estate (E) District
 To amend major multifamily and major single-family cluster as permitted uses.
 §18:1-17. Suburban Estate (SE) District
 To amend major multifamily and major single-family cluster as permitted uses.
 §18:1-18. Suburban Residential (SR) District
 To amend major multifamily and major single-family cluster as permitted uses.
 §18:1-25. Village Center (VC) District
 To add locational criteria for major multifamily and major single-family cluster as
 conditional uses.
 §18:1-27. Chester Master-Planned Development (CMPD) District
 To amend maximum residential density calculation.
 §18:1-28. Town Center (TC) District
 To amend maximum residential density calculation for single-family cluster,
 multi-family, apartment development, and large-lot subdivision.
 §18:1-29. Stevensville Master-Planned Development (SMPD) District
 To amend maximum residential density calculation.
 §18:1-30. Grasonville Planned Residential Neighborhood (GPRN) District
 To amend maximum residential density calculation.
 §18:1-31. Stevensville Historic Village Center (SHVC) District
 To amend maximum residential density calculation for single-family, multi-
 family, and large-lot subdivision.
 §18:1-32. Grasonville Neighborhood Commercial (GNC) District
 To amend maximum residential density calculation for single-family, multi-
 family, and large-lot subdivision.
 §18:1-33. Grasonville Village Commercial (GVC) District
 To amend maximum residential density calculation for single-family, multi-
 family, and large-lot subdivision.
 Article XVII. Procedures and Standards
 §18:1-96.1. Restrictions on Residential Development

To amend Article XVII of the Code of Public Local Laws of Queen Anne's County to create a new Section 18:1-96.1, Restrictions on Residential Development, for the purpose of requiring the use of transfer of development rights for all new residential subdivision and residential development permits in designated growth areas of Queen Anne's County; providing exemptions for public housing projects and moderately priced dwelling units from this requirement; restricting the creation of new residential lots to five per parcel of record in unincorporated areas of Queen Anne's County not designated as growth areas; providing an effective date; exempting subdivisions which have received final Planning Commission approval as of the effective date; and use of transferable development rights to permit new residential development of lands annexed into any municipality.

Article XX. Transferable Development Rights

§18:1-100 C. Limitations

To repeal sections (5) and (6).

§18:1-106 C. Limitations

To repeal sections (2)(b), (3)(b), and (7)(a)

Helen M. Spinelli, Chief, Community and Environmental Planning

Work session to further consider the TA #08-25 to be held in December.

MISCELLANEOUS STAFF ITEMS

Minutes – September 11, 2008 amended and approved.

PUBLIC COMMENTS – None.

NOTE: PUBLIC COMMENT SIGN-IN SHEET WILL BE AVAILABLE 45 MINUTES PRIOR TO THE MEETING.